

079.A

Map

0002

Block

0002.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 589,700 /

USE VALUE: 589,700 /

ASSESSed: 589,700 /

Total Card /

Total Parcel

589,700

589,700

589,700

PROPERTY LOCATION

079.A

0002

0002.0

Map

Block

Lot

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

Legal Description

User Acct

199108

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

08/01/18

!6481!

PRINT

Date

Time

12/30/21

03:59:22

LAST REV

Date

Time

08/01/18

09:21:55

danam

6481

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

OWNERSHIP

Owner 1: PIEROG MARY E

Owner 2:

Owner 3:

Street 1: 48 BRATTLE ST #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: PIEROG MARY E -

Owner 2: -

Street 1: 48 BRATTLE ST #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1997, having primarily Clapboard Exterior and 2152 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Census:

Flood Haz:

D

s

t

Topo

Street

Gas:

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

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6481

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

102

FV

589,700

0

.

589,700

Year end

12/23/2021

2021

102

FV

579,500

0

.

579,500

Year End Roll

12/10/2020

2020

102

FV

569,300

0

.

569,300

569,300

Year End Roll

12/18/2019

2019

102

FV

558,500

0

.

558,500

558,500

Year End Roll

1/3/2019

2018

102

FV

508,700

0

.

508,700

508,700

Year End Roll

12/20/2017

2017

102

FV

456,900

0

.

456,900

456,900

Year End Roll

1/3/2017

2016

102

FV

456,900

0

.

456,900

456,900

Year End

1/4/2016

2015

102

FV

439,200

0

.

439,200

439,200

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

43356-90

7/23/2004

460,000

No

No

LOPEZ RONALD

27355-241

6/3/1997

242,400

No

No

Y

BUILDING PERMITS

Activity Information

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

Date

Result

By

Name

8/1/2018

Measured

DGM

D Mann

5/6/2000

197

PATRIOT

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7124

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	8	- Condo TnHs.	
Sty Ht:	2	- 2 Story	
(Liv) Units:	1	Total:	1
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:	N	- NONE	

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

	CONDO CONVERSION 1997,Building Number 1.
--	--

GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt: 1997	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	164 - 7124

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 6		BRs: 3			Baths: 2		HB 1				

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GV - Good-VG	8.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	8.6 %

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.77881038
Const Adj.:	0.99989998
Adj \$ / SQ:	194.683
Other Features:	65753
Grade Factor:	1.21
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645151
Depreciation:	55483
Depreciated Total:	589668

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		6	3	2
Totals				
1		6	3	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,152	194.680	418,958
Net Sketched Area:		2,152	Total:	418,958
Size Ad	2152 Gross Area	2152	FinArea	2152

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

